

**MEETING OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS BOARD OF ADJUSTMENT  
WEDNESDAY, FEBRUARY 15, 2023 at 7:30 P.M.**

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Kaplan, Mr. Mazzarella,  
Mr. Reddy, Ms. Snyder, Mr. Willans, Mr. Iracane

Also Present: John T. Chadwick, IV Board Planner  
Chas Holloway, P.E., Board Engineer  
Peter J. King, Esq. Board Attorney

Absent: Mr. Parikh,

Announcement is made that adequate notice of this meeting has been given and that it is being conducted in accordance with N.J.S.A. 10:4-6 et seq. of the New Jersey "Open Public Meetings Act"

**ROLL CALL**

Pledge of Allegiance

The meeting is open to the General Public.

**CORRESPONDENCE**

Correspondence received from Mae Delos Santos withdrawing Application 22:52, 52 Hawkins Avenue, Block: 716 Lot: 16 Zone: R-3, 'C' Variance to construct a patio contrary to Sec. 430-35 Cols. 8 & 13.

**RESOLUTIONS**

Application 21:45, Sunken Patel, 107 Harrison Road, Block: 234 Lot: 15 Zone: R-4  
'C' Variance to legalize a shed & patio and to install a patio expansion contrary to Sec. 430-10 C (shed side and rear yards); Sec. 430-35 Cols. 8, 9 & 13.

Application 20:20, Jehad Zeidan, 250 Park Road, Block: 98 Lot: 51.03 Zone: R-1  
'D' Variance to legalize and relocate a gravel driveway and park a trailer on the proposed gravel driveway. **Approval to withdraw.**

Application 22:55, CSH Parsippany. LLC, 1105, 1081 & 1902 Littleton Road, Block: 203 Lots: 1, 2 & 3, Beachwood Road, Block: 203 Lots 1.01 & 1.02 Zone: R-3  
Preliminary & Final Major Site Plan, 'C'/'D' Variance, Major Soil Moving Permit to construct an assisted living facility consisting of 84 units. **Approval to withdraw.**

## **AGENDA**

Application 22:48, Peter Celencevicius, 50 Aldine Road. Block: 340 Lot: 8 Zone: R-4  
'C' Variance to legalize a shed contrary to Sec. 430-10. C.

**Carried from November 2, 2022**

Application 22:22, Sandeep Mehta, 17 Erica Way, Block: 734.06 Lot: 3 Zone: PRD-2  
'C' Variance to legalize a paver patio and gravel walks; paver driveway expansion (right side); paver and gravel driveway expansion (left side); 9 ft. high fence (6 ft. solid fence with 3 ft. faux green fencing) contrary to Sec. 430-11. A.; Sec. 430-35 Cols. 8, 9 & 13; Sec. 430-275. H. & X.

**Carried from December 7, 2022**

Application 22:52, Mae Anne Delos Santos, 52 Hawkins Avenue, Block: 716 Lot: 16 Zone: R-3  
'C' Variance to construct a patio contrary to Sec. 430-35 Cols. 8 & 13.

**Carried from December 7, 2022**

Application 22:66, Robert Greenfield; 145 Lake Shore Drive; Block: 374 Lot: 1 Zone: R-4  
'C' Variance to construct a detached garage contrary to Sec. 430-35 Cols. 8, 10, 13 and Sec. 430-10. I.

Application 21.73, Ravi & Rajendra Amin, 162 Halsey Road, Block: 325 Lot: 2 Zone: B-4  
Preliminary and Final Site Plan/'C'/'D' Variance to construct a multifamily, residential Building. **Carried from October 12, 2022**